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New Haven Development Commission

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Michael Piscitelli
*Economic
Development
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Minutes
Regular Meeting
Wednesday, March 12, 2025
In-Person/Online Meeting

COMMISSIONERS PRESENT:

Manmita Dutta
Dan McLeggon
Miguel Pittman
Casey Pickett
Caroline Tanbee Smith, Aldermanic Representative
Charles Negaro
Dirk Bergemann

Guests:

Doug Hausladen, Executive Director -New Haven Parking Authority

City Staff Present:

Mike Piscitelli, Economic Development Administrator
Carlos Eyzaguirre, Deputy Economic Development Administrator
Mark Wilson, Manager, Neighborhood Commercial Development
Malachi Bridges, Economic Development Officer
Dean Mack, Economic Development Officer

Call to Order: Mr. Eyzaguirre opened the meeting at 8:32 am

1. Introductions:

With new Commissioners recently coming on board, a round of introductions was held.

2. Review Previous Minutes:

C. Eyzaguirre commented minutes may be longer than usual but provided more detail. C. Eyzaguirre inquired if a motion to approve the minutes or to table the next one as they were sent

out late the evening prior. A motion was made and seconded. No questions or concerns were raised, motion to accept February Minutes passed unanimously.

3. Officers Discussion

C. Eyzaguirre mentioned a discussion with C. Pickett regarding the need to elect officers for this year and noted currently M. Pittman is serving as vice chair but all other seats are unfilled.

Discussion ensued on putting together a Nominating Committee of three (3) people over the next month to poll fellow commissioners either by phone or email to see who would be interested in Chair, Vice Chair, and Secretary officer positions on the Commission.

D. McLeggon, M. Dutta and Alder Tanbee Smith all volunteered to do so. C. Eyzaguirre stated that he will send out By-Laws and Ordinances pertaining to the Commission and the Nominating Committee will work on developing a slate of officers for the April meeting.

4. Innovation Clusters Application

C. Eyzaguirre opened with a reminder that this had been discussed briefly at last month's meeting. Innovation Clusters is a \$100 million competitive state funding program run thru DECD to develop and elevate the innovation economy in our urban centers. New Haven is one of three finalists for the award statewide and the City is working closely with the State on guidance. Many partners have been added over the last couple of months to really round out what was originally more of an infrastructure focused approach to growing New Haven's biotech sector. The proposal now involves Quantum Computing & Rare Disease research and other Bioscience sectors as well. C. Eyzaguirre handed the conversation over to D. Mack who is project managing this initiative.

D. Mack stated that Innovation Clusters is the second iteration of a previous state initiative (Innovation Corridors) aimed at funding innovation and physical infrastructure investments in the knowledge sectors. A successfully submitted RFI was the first step in the Innovations Clusters process. In addition to the City, Quantum CT, a promising partnership between UConn and Yale, that promotes investment in both campuses, is one of the leads on the initiative as its mission aligns closely with Innovation Clusters.

The City's application focuses on infrastructure for physical spaces including the new bioscience buildings downtown to the center of medical district (Yale School of Medicine, YNHH, etc) as well as the adjacent Gateway Community College. In addition ample public access to transit (Union and State Street stations) and the New Haven Green and downtown businesses within walking distance, allows these centrally located existing assets to further grow an already thriving sector focused on science and innovation leading to more life-saving breakthroughs and more good paying, career-oriented jobs for residents. that is already providing life saving breakthroughs.

Discussion turned to the other competitors for the grant. D. Mack stated New Haven is one of three finalists including Hartford and Stamford and that the State loosely bunched together promising organization into these three geographic locations.

C. Eyzaguirre commented that the other 2 applicants are more focused on AI whereas the City is the only one deeply focused on Quantum. The City's team, including developers like Ancora who are looking to build a bioscience tower at the former Coliseum site, are being encouraged by the State to

focus on the physical development of a building however the current economic climate where public funding for much of the research in these types of buildings is drying up makes this difficult.

D. Mack then discussed the various partners in the application (see chart below)

Infrastructure Working Group	Workforce Working Group	Innovation Value Chain
City of New Haven	Quinnipiac University	Quantum CT
Winstanley Enterprises	University of New Haven	Yale Ventures
n		
Science @ Square 10	Yale Ventures	Bio CT
	Quantum CT	CIC
	Bio CT	Cure Rare Disease
TEAM LEAD	TEAM LEAD	TEAM LEAD
REVIEWERS	REVIEWERS	REVIEWERS

CIC is a co-working group that made their name in Kendall Square, Boston by creating a large co-work model in open spaces that has since spread and continues to have a good reputation in the industry. The City is looking to slot them in as a provider of vivarium space.

Other partners like Cure Rare Disease are also focused on physical space in this application. They would also potentially join as tenants in any newly developed buildings.

Partners like Quinnipiac, Yale, and UConn would focus more on creating programs where they are able to collaborate.

Another idea is leveraging the ability of Quinnipiac and UNH to more quickly create certificate programs for jobs that would partner with Quantum CT's efforts to spread quantum and apply it to the biosciences and other sectors like cybersecurity that have already seen early success with Quantum. There is opportunity for these new programs to upskill our workforce, and provide a skilled local pipeline for future Quantum endeavors that would have a physical location in New Haven.

Alder Tanbee Smith asked whether the City's interest was more in public infrastructure or programming a building, D. Mack remarked that folks on the Innovation Cluster team are of both minds.

D. Mack addressed concerns about pursuing this government funding given the uncertain climate in Washington DC. He noted that though these concerns were valid, the City is positioned to present itself as a possible next Quantum research center of the country due to strategic alignment with our partners at local internationally renowned universities whose programs are already established with significant funding. Nonetheless the Innovation Clusters team are still trying to settle on which aspect of the application to focus on in the terms of the ask for the funding.

M. Piscitelli then provided further detail on the application including partnering with world-renowned New Haven based architects at Pelli Clarke Pelli (PCP) who are providing best practices from innovation districts around the country to avoid displacement by creating very public infrastructure and not walling off any of the new development from the surrounding area.

PCP is also proposing a pedestrian bridge concept that is really attractive and serve to connect folks easily from the Green down to the Medical District and over to Union Station.

The proposed Church Street South Promenade (part of the separate Union Square project), which is a vision for a wide sidewalk that would include pedestrian and bike infrastructure would be a very pleasant way to get around the city and provide a lot of benefit, regardless of the Innovation Cluster. But would serve to tie everything together should the effort be successful.

The final application is due in mid April and another update will be provided to the Commission once it is submitted

5. New Haven + Hamden CIF 7 Request

M. Bridges then provided an update on this joint initiative with the Town of Hamden to build a strengthened commercial enclave in a predominantly residential area of Dixwell Ave that straddles the town line.

This is in line with the City's Neighborhood Commercial strategy in other neighborhoods like Dixwell, Kimberly Square and other parts of the Hill

The two municipalities are seeking ~\$10 million from the next CIF Round to transform this area with bookend investments on both sides of the town line. The ask includes:

- \$4 million in Complete Streets Improvements for Dixwell Avenue
- \$2 million to develop a 'consistent sense of place' via new building facades on several streets including Newhall, Highwood and Dixwell
- \$4 million to build 150-200 new units of affordable housing

The other goal is for these projects to encourage more private investment in this area. The application is due in June to the State and should we move forward more updates will be provided.

6. Economic Development Updates

Toad's Place, a nationally-renowned music club on York St recently celebrated its 50th anniversary and has consistently put New Haven on the map as a place to see for live music.

The City's Outdoor Seating Portal for businesses opens in March. It is an fully online process via the City's City Squared permitting software. City staff will be available to assist any businesses that need help accessing the program and are encouraging widespread participation.

The "State and George" mixed-use redevelopment enabled by \$6 million in funding for street improvements on State Street continues to progress. Both sites will yield over 500 units of housing, much of it affordable

The River Street RFQ for mixed use development on 100 and 142 River Street is moving to selection phase. Once the City team reviews the responses, they will report out to the Commission and solicit its input.

Commission work plan items for Q1 and 2 were discussed. They include the Imagine Next Mill River Planning; items pertaining to the River Street MDP (100 and 142 River St above) as well Innovation Cluster and development in the downtown MDP (State and George projects)

City staff noted the departure of Adriane Jefferson, Director of the City's Cultural Affairs Dept., to the same position in the City of Atlanta. Her accomplishments included the completion of the state's first Cultural Equity Plan and establishment of the Black Wall Street Festival on the Green which has quickly become one of the City's tent pole events. C. Eyzaguirre noted that her leadership will be missed.

Adjournment:

Mr. Eyzaguirre adjourned the meeting at 9:41 am via a unanimous motion to close.